BOOK 4891 PAGE 699

Prepared by: Almany Realtors
Primrose Center
Madison, Tennessee

# WARRANTY DEED

Mail -7

| ADDRESS NEW OWNER (S) AS FOLLOWS | SEND TAX BILLS TO | MAP PARCEL NUMBERS |
|---|---|---|
| Jacob L Matheny - Shoemaker (NAME) | Fidelity Federal Savings & Loan (NAME) | 11D 92074 |
| 408 Quonto Court (STREET ADDRESS OR ROUTE NUMBER) | 401 Union Street (STREET ADDRESS) | 53-5 |
| Madison, Tennessee 37115 (CITY) (P. O. ZONE) (STATE) | Nashville, Tennessee (CITY) (ZONE) (STATE) | 28 |

*FOR AND IN CONSIDERATION of the sum of* Ten and no/100----------

----------($10.00) *Dollars,*
cash in hand paid by the grantees hereinafter named and other good and valuable considerations, the receipt of which is hereby acknowledged,

We, David E. Morris and wife Elizabeth Morris, hereinafter called the grantors,

*have this day bargained and sold, and do hereby transfer and convey unto the said* Jacob L. Matheny & James R. Shoemaker and wife Betty L. Shoemaker, herein called the grantees, their *(successors), heirs and assigns,*
*certain real estate in Davidson County, Tennessee, as follows:*

Land in the 11th Civil District of Davidson County, Tennessee, being Lot No. 118, Sequoia Valley Subdivision, Section 3, as of record in Book 4460, page 83, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Beginning at an iron pin in the northeasterly margin of Quonto Court, the same being the common corner of lots number 117 and 118; thence westerly with said margin of said court 42.5 feet to an iron pin; thence north 29 degrees 21' west 131.3 feet to an iron pin; thence north 70 degrees 39' east 174.8 feet to an iron pin; thence south 19 degrees 10' west 179.4 feet to the point of beginning.

Being part of the same property conveyed to David E. Morris, and wife Elizabeth Morris by deed from Gene E. Tidwell and wife, Bobbie J. Tidwell, of record in book 4824, page 14, Register's office for said County.
This conveyance is made subject to restrictive covenants of record in Book 4598, page 384; easements, setback linew and other limitations shown on Plan of record in Book 4460, page 83, said Register's Office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $42,900.00

Subscribed and sworn to before me, this the 21 day of February 1975

Affiant Jacob L Matheny

My commission expires: May 20, 1978 (Affix Seal)

Notary Public

This is {unimproved / improved (x)} property, known as 408 Quonto Court, Madison, Tennessee (City or Town)
(House Number) (Street) P. O. Address

*TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said* grantees, their *(successors),*
*heirs and assigns forever.* We *covenant that* we are *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.*

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* grantees, their *(successors), heirs and assigns, against the lawful claims of all persons.*

*Witness* our hand s this 21 *day of* February, 19 75, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

David E. Morris

Elizabeth Morris

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Marvin M. Almany, a Notary Public in and for said County and State, David E. Morris and wife Elizabeth Morris the within named bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Madison, Tennessee, this 21 day of February, 1975.

Marvin M. Almany Notary Public

Commission expires May 29, 1978

MARVIN M. ALMANY * NOTARY PUBLIC * DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, ....., a Notary Public of the State and County aforesaid, personally appeared ....., with whom I am personally acquainted, and who, upon oath, acknowledged .....self to be ..... of the ....., the within named bargainor, a corporation, and that .....he as such....., being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by .....self as.....

Witness my hand and seal, at office in....., this.....day of....., 19.....

.....Notary Public

Commission expires.....

FEB25 75 CONV 42,900.00
FEB25 75 S'TAX A* 111.54
FEB25 75 PR'FEE A* .50
FEB25 75 W'DEED A* 4.00 * 116.04

WARRANTY DEED

FROM
David E. Morris et ux

TO
Jacob L. Matheny and
James R. Shoemaker et ux

Return to Grantee's Address

C88604

IDENTIF. REFERENCE

FEB 25 8 57 AM '75

REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238